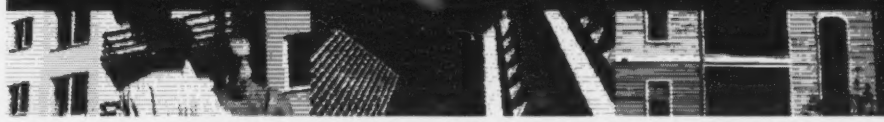
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

St. Catharines-Niagara CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2009

Highlights

- The apartment vacancy rate in the St. Catharines-Niagara Census Metropolitan Area (CMA) inched up to 4.4 per cent in 2009 from 4.3 per cent in 2008.
- As mortgage rates hit record low levels, renters bought their first homes and moved out of rental accommodation.
- The vacancy rate will stay flat in 2010. The number of youth entering their prime renting years is decreasing but more of them will have jobs.

Figure 1

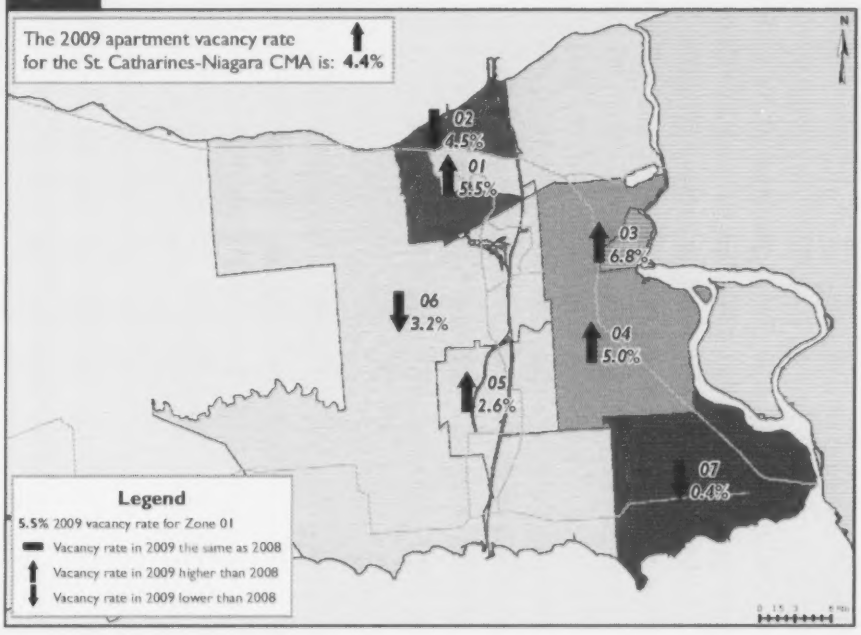


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Figure 2

Vacancy Rate Higher

The vacancy rate for private rental apartment buildings with three or more units in the St. Catharines-Niagara CMA (hereinafter Niagara) was above the national and historical averages. According to the CMHC's Fall 2009 Rental Market Survey, the vacancy rate edged up to 4.4 per cent in 2009. This was above the 20-year average level of 3.5 per cent, and an increase of 0.1 percentage point from last year. Four main factors placed upward pressure on the vacancy rate. First, record low mortgage rates in combination with lower prices in the earlier part of the year translated into very affordable mortgage carrying costs. Many buyers, in particular first-time buyers, took advantage and moved out of rental accommodation and into home ownership. A comparison of average rents and mortgage carrying costs based on the mortgage terms chosen by most first-time buyers (i.e., maximum amortization period and the minimum down payment allowed) suggests that the gap between the two narrowed by more than 50 per cent in the first quarter of 2009.

Also, youth aged 15 to 24 are a key source of rental demand. Weaker employment among youth in this age group meant that some of them, after losing their jobs, moved back into their parents' homes, or alternatively, postponed a decision to move out. Total employment for all age groups declined by around 11,000 people or 5.6 per cent when comparing the average level in the 12 months ending September 2009 to average level in the same period a year earlier. Youth employment declined by 4,500 people or 14 per cent, of which 2,900 in full-time positions and the rest in part-time jobs.

Demographic trends suggest that the 15 to 24 age group is not growing at this point. Moreover, given poor employment prospects in the region, youth tend to move out from the region to other parts of the province or outside the province. Both trends are dampening demand for rental housing.

Finally, there were fewer international immigrants in 2009, due to the global economic slowdown. Since they traditionally tend to rent after landing in Canada, this implies that rental demand in 2009 was not as strong as in the previous years. Many international migrants find it difficult to settle in the region and land a job. Instead, they prefer to settle in major centres, such as the Greater Toronto Area, where they are more likely to find their first job and where there are established social networks.

However, several factors also restrained the increase of the vacancy rate. The supply of rental

Figure 3

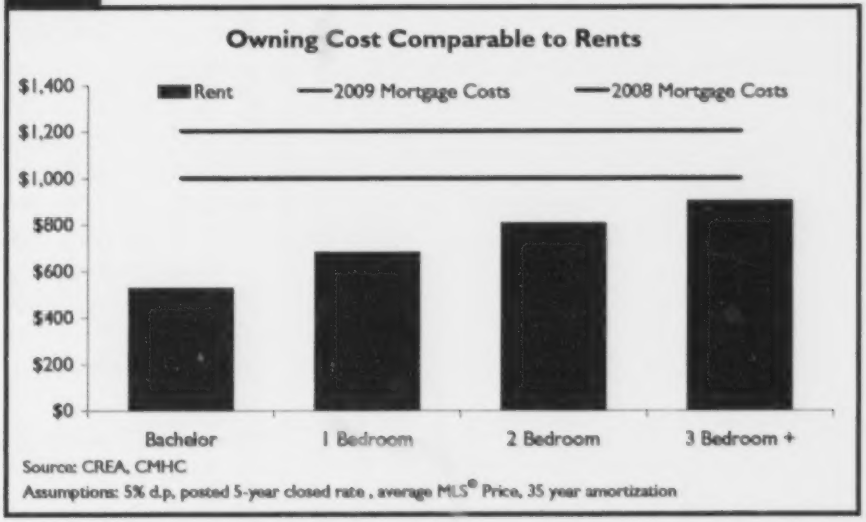
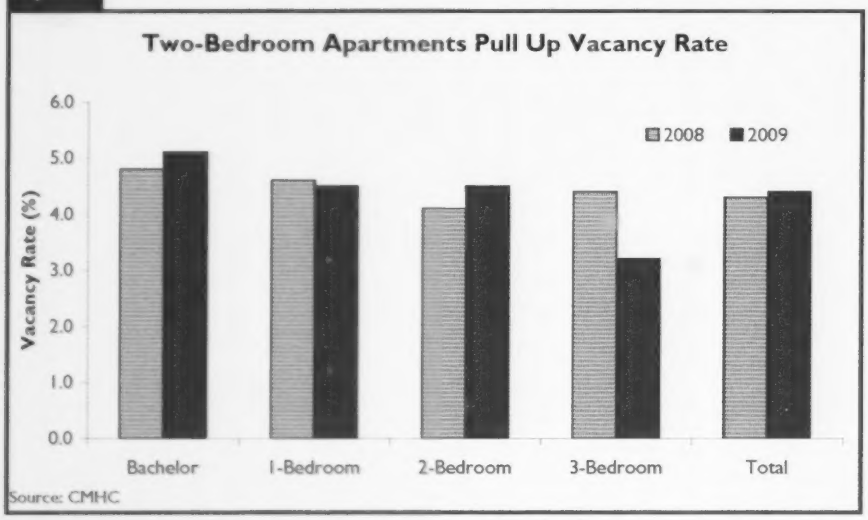


Figure 4



accommodation did not increase since there were no purpose-built rental units completed after June 2008. Moreover, strong student enrolment at the Niagara College meant more demand for rental units from students. This demand was strengthened by a tightening of the rules regarding how many students can share off-campus housing to address safety concerns.

Movement of Renters to Homeownership Raises Vacancy Rates

Although the total vacancy rate moved higher, vacancies have gone up in only two out of four types of apartments by bedroom size. The vacancy rate for two-bedroom apartments increased from 4.1 to 4.5 per cent, pulling up the total vacancy rate as two-bedroom apartments account for more than half – around 52 per cent – of the universe of rental apartments. Vacancies for the second most popular type – one-bedroom units which account for nearly 37 per cent of the universe – moderated from 4.6 to 4.5 per cent. The increase in the two-bedroom apartment vacancy rate reflects the movement to homeownership. Often, renters in one-bedroom apartments will use this situation as an opportunity to move up into the vacated two-bedroom units. This time, high unemployment, particularly among youth, meant there was little moving up by renters.

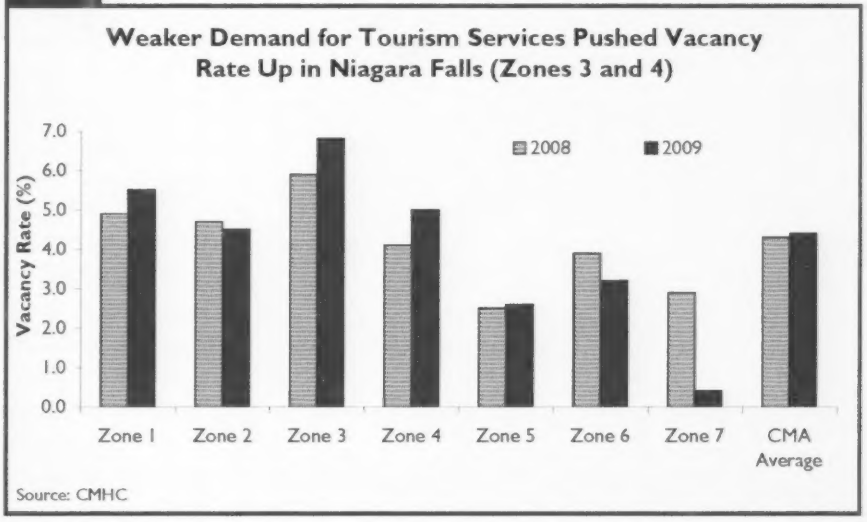
Rental townhouse (row) vacancy rates, which account for only around five per cent of the total rental stock also increased from 5.8 to 6.5 per cent in line with the easing of rental demand and due to more competition with the ownership market.

Vacancies increased more in the newer buildings and in higher-rent units. Rents on these units are close to mortgage carrying costs, particularly those for starter homes. Renters in these units were the most likely to move to home ownership as the gap between mortgage costs and rents narrowed early in the year.

Vacancies Rise Most in Niagara Falls

Vacancy rates varied across the seven zones into which Niagara is divided for rental market survey purposes. Rising vacancies in the City of Niagara Falls (Zone 3 and Zone 4) contributed the most to the increase in total vacancy rate in Niagara, as the former provides over 20 per cent of the rental housing supply in the region. This market is more susceptible to the swings in demand for tourism services than other communities, and as the economic downturn brought down the employment in this sector it also affected rental demand. Also, the vacancy rates in the largest community of the region – the City of St. Catharines (Zone 1 and Zone 2) –

Figure 5



increased (combined for both zones) compared to the same period last year.

Strong Rent Increases

Despite increasing vacancy rates, average rents in Niagara continued to rise. The average rent increases in the fixed sample, which focuses on the impact on rent of changes in market conditions because it excludes the impact of changes in the rental stock due to construction, demolition, conversions or temporary exclusions, increased 2.3 per cent between October 2008 and October 2009. This increase was above the Residential Tenancies Act Guideline for 2009 of 1.8 per cent, and larger than the 1.8 per cent increase which occurred in 2008.

Availability Rate Down

The rental availability rate[1] provides a broader supply measure of what a landlord has available to market to prospective tenants than does the vacancy rate. In 2009, the availability rate at 6.3 per cent actually declined from 6.8 per cent in 2008. The narrowing of the gap between the availability and vacancy rates in 2009 from last year indicates that tenant turnover was down from 2008.

Affordability Improved

According to CMHC's rental affordability indicator[2], affordability in Niagara's rental market improved in 2009. The median income of renter households increased by 3.6 per cent, while the cost of renting a median-priced two-bedroom apartment increased by two per cent. The rental affordability indicator in Niagara stands at 108 in 2009, up from a revised 106 the previous year.

Rental Market Outlook

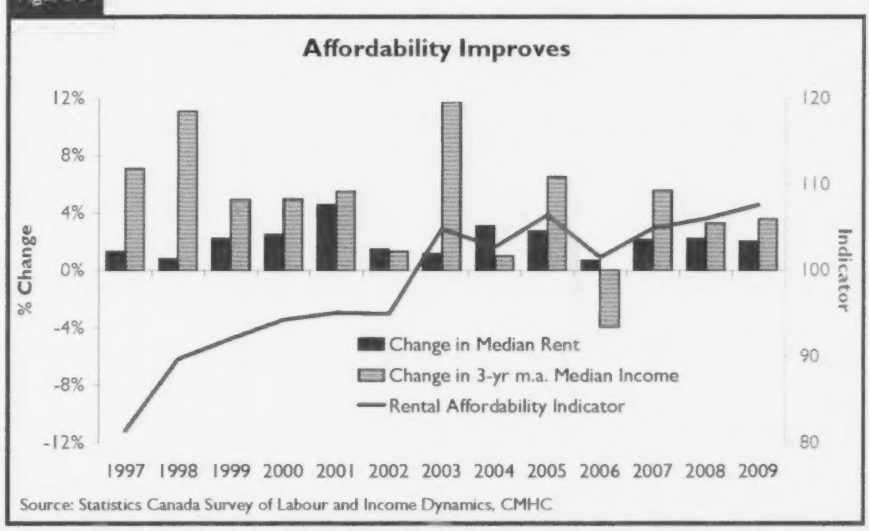
The private apartment vacancy rate in Niagara is forecast to remain at its current level of 4.4 per cent through 2010. A number of offsetting factors will be at play next year.

The upward pressure on the vacancy rates will be felt through the following channels. The expected completion in 2010 of a 40-unit apartment building which was started in May 2009 will absorb some of the rental demand. The size of the 18 to 24 age group will not increase in 2010 from 2009 and this will limit demand for rental accommodation coming from this prime renter group.

Other factors are expected to exert a downward pressure on the vacancy rate through the next year. A gradual economic recovery will lead to higher employment. Some young workers will be able to rent rather than stay with their parents. A further increase in the average resale price and mortgage rates will raise mortgage carrying costs a little more than the growth in average earnings forecast for 2010, slowing the movement from rental to homeownership. The current decline in the availability rate is an early indication the movement to homeownership will slow down in the coming months. The number of downsizing empty-nester and senior households will increase and some will opt to move into rental accommodation, tightening rental market conditions.

Upward and downward pressures on the vacancy rate will be roughly equal. Therefore, the vacancy rate in 2010 will be the same as in 2009. The rent for two-bedroom apartments (in existing structures) is forecast to increase by two per cent.

Figure 6



Source: Statistics Canada Survey of Labour and Income Dynamics, CMHC

[1] See definitions, p. 22.

[2] See definitions, p. 22.

National Vacancy Rate Increased in October 2009

Apartment Vacancy Rates (%) by Major Centres		
	Oct-08	Oct-09
Abbotsford	2.6	6.1
Barrie	3.5	3.8
Brantford	2.4	3.3
Calgary	2.1	5.3
Edmonton	2.4	4.5
Gatineau	1.9	2.2
Greater Sudbury	0.7	2.9
Guelph	2.3	4.1
Halifax	3.4	2.9
Hamilton	3.2	4.0
Kelowna	0.3	3.0
Kingston	1.3	1.3
Kitchener	1.8	3.3
London	3.9	5.0
Moncton	2.4	3.8
Montréal	2.4	2.5
Oshawa	4.2	4.2
Ottawa	1.4	1.5
Peterborough	2.4	6.0
Québec	0.6	0.6
Regina	0.5	0.6
Saguenay	1.6	1.5
Saint John	3.1	3.6
Saskatoon	1.9	1.9
Sherbrooke	2.8	3.9
St. Catharines-Niagara	4.3	4.4
St. John's	0.8	0.9
Thunder Bay	2.2	2.3
Toronto	2.0	3.1
Trois-Rivières	1.7	2.7
Vancouver	0.5	2.1
Victoria	0.5	1.4
Windsor	14.6	13.0
Winnipeg	1.0	1.1
Total	**2.2**	**2.8**

The average rental apartment vacancy rate in Canada's 35 major centres[1] increased to 2.8 per cent in October 2009 from 2.2 per cent in October 2008. The centres with the highest vacancy rates in 2009 were Windsor (13.0 per cent), Abbotsford (6.1 per cent), Peterborough (6.0 per cent), Calgary (5.3 per cent), and London (5.0 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Regina (0.6 per cent), Québec (0.6 per cent), St. John's (0.9 per cent), Winnipeg (1.1 per cent), Kingston (1.3 per cent), and Victoria (1.4 per cent).

Demand for rental housing in Canada decreased due to slower growth in youth employment and improved affordability of homeownership options. Rental construction and competition from the condominium market also added upward pressure on vacancy rates.

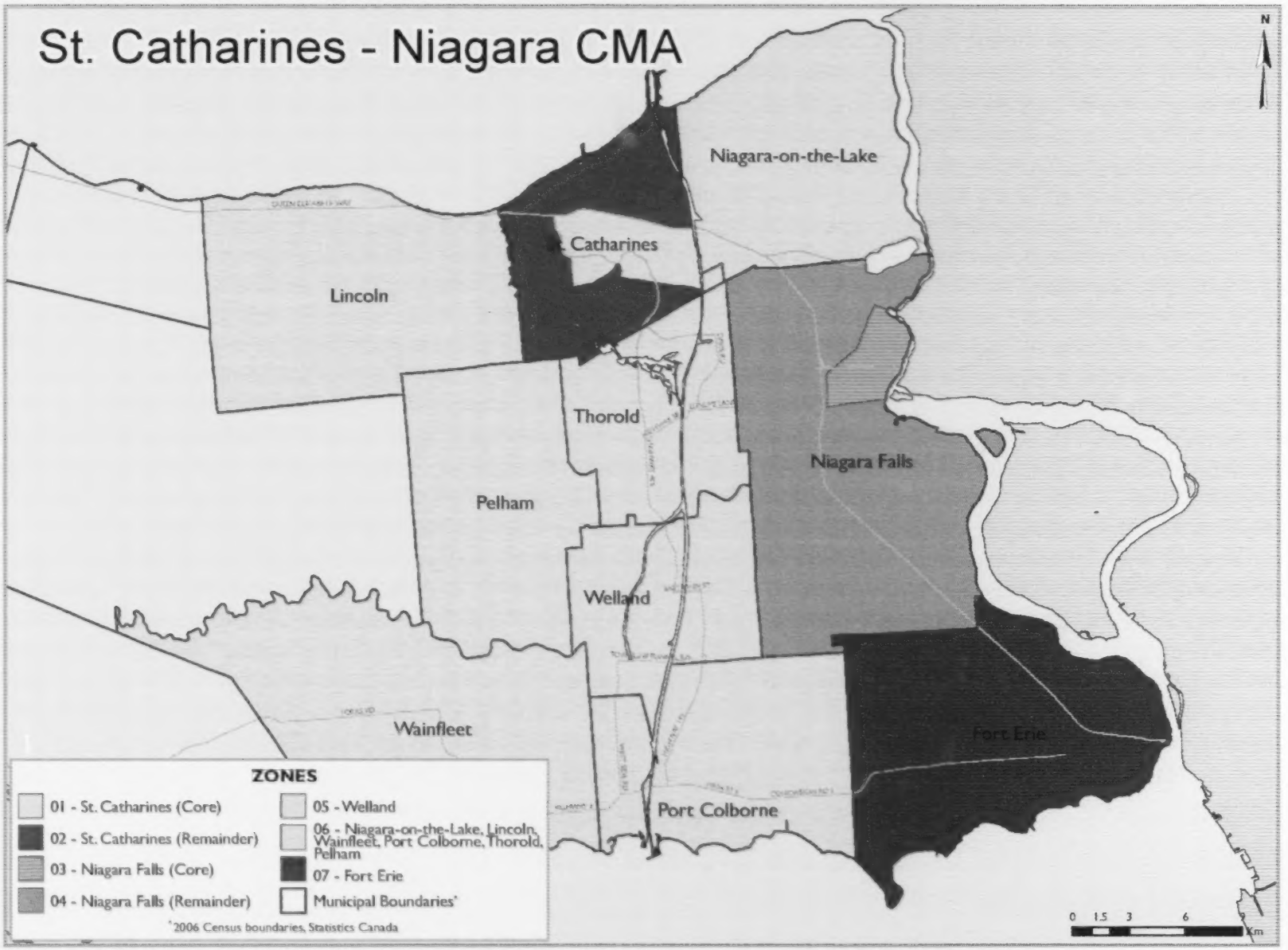
The highest average monthly rents for two-bedroom apartments in new and existing structures were in Vancouver ($1,169), Calgary ($1,099), Toronto ($1,096), and Ottawa ($1,028). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Saguenay ($518), Trois-Rivières ($520), and Sherbrooke ($553).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Regina (10.2 per cent), Saskatoon (8.3 per cent), Victoria (5.0 per cent), and St. John's (4.9 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased by 2.3 per cent between October 2008 and October 2009.

CMHC's October 2009 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2009, vacancy rates for rental condominium apartments were below two per cent in seven of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Toronto, Saskatoon, and Ottawa. However, Regina and Edmonton registered the highest vacancy rates for condominium apartments at 3.0 per cent and 3.1 per cent in 2009, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2009 were lower than vacancy rates in the conventional rental market in Ottawa, Saskatoon, Vancouver, Toronto, Edmonton, and Calgary. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,448), Calgary ($1,310), and Victoria ($1,223). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2009.

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown, which is a Census Agglomeration (CA).


St. Catharines - Niagara CMA
N
Niagara-on-the-Lake
Catharines
Lincoln
Thorold
Niagara Falls
Pelham
Welland
Wainfleet
Fort Erie
Port Colborne
ZONES
01 - St. Catharines (Core)
02 - St. Catharines (Remainder)
03 - Niagara Falls (Core)
04 - Niagara Falls (Remainder)
05 - Welland
06 - Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
07 - Fort Erie
Municipal Boundaries*
*2006 Census boundaries, Statistics Canada
0 1.5 3 6
Km

RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	**St. Catharines (Core)**
Zone 2	**St. Catharines (Remainder)**
Zones 1-2	**St. Catharines City**
Zone 3	**Niagara Falls (Core)**
Zone 4	**Niagara Falls (Remainder)**
Zones 3-4	**Niagara Falls City**
Zone 5	**Welland**
Zone 6	**Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham**
Zone 7	**Fort Erie**
Zones 1-7	**St. Catharines-Niagara CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	**	**	4.6 c	5.5 c	5.3 c	5.7 c	2.1 c	**	4.9 c	5.5 b
Zone 2	7.0 c	8.9 b	4.3 b	3.3 b	4.8 a	5.1 b	4.8 b	4.0 c	4.7 a	4.5 b
St. Catharines (Zones 1-2)	6.5 c	5.7 d	4.4 b	4.4 b	5.0 a	5.4 b	4.3 b	4.5 c	4.8 a	4.9 b
Zone 3	**	**	**	7.4 c	5.1 c	6.9 c	**	**	5.9 c	6.8 c
Zone 4	0.0 c	**	3.7 c	7.1 c	3.7 b	4.6 c	8.2 c	1.8 c	4.1 b	5.0 b
Niagara Falls (Zones 3-4)	**	**	6.1 c	7.3 c	4.5 c	5.9 b	**	2.0 c	5.2 b	6.1 b
Zone 5	0.0 d	**	3.4 c	**	2.4 b	**	0.6 b	**	2.5 b	2.6 c
Zone 6	**	0.0 d	6.1 c	4.1 d	2.3 b	2.5 b	**	4.6 d	3.9 c	3.2 c
Zone 7	**	**	1.0 a	0.0 d	4.1 d	0.9 d	**	**	2.9 b	0.4 b
St. Catharines-Niagara CMA	**4.8 c**	**5.1 d**	**4.6 b**	**4.5 b**	**4.1 a**	**4.5 b**	**4.4 b**	**3.2 c**	**4.3 a**	**4.4 a**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	538 a	501 b	666 a	681 a	798 a	820 a	881 a	946 a	722 a	744 a
Zone 2	555 a	596 a	710 a	731 a	831 a	868 a	973 a	1,018 a	795 a	825 a
St. Catharines (Zones 1-2)	545 a	550 a	687 a	706 a	819 a	850 a	955 a	1,006 a	764 a	791 a
Zone 3	526 a	495 b	667 a	661 a	775 a	787 a	846 b	909 b	725 a	733 a
Zone 4	573 a	546 b	705 a	714 a	780 a	784 a	855 a	825 a	766 a	769 a
Niagara Falls (Zones 3-4)	532 a	508 b	680 a	677 a	777 a	786 a	852 a	840 a	742 a	748 a
Zone 5	481 b	487 c	617 a	638 a	717 a	761 a	766 a	796 a	685 a	715 a
Zone 6	502 a	486 b	598 a	613 a	724 a	735 a	877 b	861 b	683 a	706 a
Zone 7	**	**	600 a	621 a	693 a	756 a	810 a	840 a	656 a	698 a
St. Catharines-Niagara CMA	**532 a**	**527 a**	**663 a**	**679 a**	**777 a**	**804 a**	**877 a**	**901 a**	**734 a**	**758 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	**	157	82 c	1,480	79 c	1,390	**	101	173 b	3,128
Zone 2	11 b	127	56 b	1,672	128 b	2,484	19 c	462	214 b	4,746
St. Catharines (Zones 1-2)	16 d	285	138 b	3,152	207 b	3,874	26 c	563	387 b	7,874
Zone 3	**	73	52 c	714	74 c	1,076	**	34	129 c	1,896
Zone 4	**	23	22 c	306	41 c	882	2 c	128	67 b	1,338
Niagara Falls (Zones 3-4)	**	96	74 c	1,019	115 b	1,958	3 c	162	196 b	3,234
Zone 5	**	98	**	957	**	1,317	**	385	73 c	2,757
Zone 6	0 d	19	20 d	485	22 b	876	4 d	97	47 c	1,477
Zone 7	**	**	0 d	259	3 d	296	**	26	3 b	585
St. Catharines-Niagara CMA	**26 d**	**501**	**264 b**	**5,871**	**375 b**	**8,322**	**40 c**	**1,233**	**704 a**	**15,927**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	**	**	8.4 b	6.9 c	7.3 b	6.8 b	3.4 d	**	7.9 b	6.8 b
Zone 2	8.9 c	14.9 c	6.6 b	6.5 a	8.0 a	7.9 a	7.2 b	5.0 c	7.4 a	7.3 a
St. Catharines (Zones 1-2)	9.8 c	**	7.5 b	6.7 b	7.7 a	7.5 a	6.5 b	5.3 c	7.6 a	7.1 a
Zone 3	**	**	**	8.2 c	7.5 c	7.7 b	**	5.9 d	8.2 b	7.7 b
Zone 4	0.0 c	**	5.3 b	8.5 b	5.7 b	6.0 b	11.5 d	4.1 d	6.2 b	6.4 b
Niagara Falls (Zones 3-4)	**	**	7.9 c	8.3 b	6.7 b	6.9 b	12.9 d	4.5 d	7.4 b	7.1 b
Zone 5	0.0 d	**	4.7 c	**	5.3 c	3.4 d	4.0 d	2.9 c	4.8 b	4.5 d
Zone 6	**	**	8.1 c	5.2 c	3.7 c	4.0 b	**	5.9 d	5.4 b	4.5 b
Zone 7	**	**	2.6 c	2.4 c	6.4 c	3.7 c	**	**	4.8 b	3.5 c
St. Catharines-Niagara CMA	**7.3 c**	**7.7 c**	**7.0 a**	**6.6 b**	**6.6 a**	**6.2 a**	**6.7 b**	**4.6 b**	**6.8 a**	**6.3 a**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1	4.0 d	**	2.2 b	2.2 c	2.3 c	1.6 c	**	**	2.2 b	1.6 c
Zone 2	1.6 b	5.1 c	1.7 a	2.6 b	2.0 a	2.9 c	3.4 d	5.2 d	1.5 a	3.3 c
St. Catharines (Zones 1-2)	2.3 c	4.0 d	1.9 a	2.4 b	2.1 a	2.4 b	3.4 c	4.2 d	1.7 b	2.6 c
Zone 3	**	**	3.1 d	2.4 c	2.7 b	1.2 a	**	**	2.5 b	1.4 a
Zone 4	**	**	4.4 b	++	2.8 b	0.7 b	**	**	2.6 b	0.6 b
Niagara Falls (Zones 3-4)	++	++	3.6 c	1.6 c	2.7 a	1.0 a	1.3 d	++	2.6 a	1.1 a
Zone 5	**	**	1.9 b	**	1.7 b	3.1 d	++	**	1.5 b	3.1 d
Zone 6	**	**	2.2 b	2.1 c	1.8 b	2.2 b	**	**	1.4 a	2.2 b
Zone 7	**	**	**	**	++	2.2 a	**	**	++	1.5 b
St. Catharines-Niagara CMA	**2.0 c**	**2.6 c**	**2.2 a**	**2.2 b**	**2.1 a**	**2.2 b**	**1.9 b**	**3.3 d**	**1.8 a**	**2.3 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
St. Catharines-Niagara CMA										
Pre 1940	**	**	**	**	**	**	**	**	7.3 c	**
1940 - 1959	**	**	**	**	**	**	**	0.0 c	7.6 c	7.4 c
1960 - 1974	7.1 c	**	4.3 c	3.2 c	5.0 b	3.5 b	5.0 b	4.1 c	4.8 b	3.5 b
1975 - 1989	**	**	3.0 b	3.2 b	2.2 a	4.1 b	2.4 b	2.0 b	2.5 a	3.7 b
1990 - 1999	**	**	2.2 c	**	0.7 a	**	**	**	1.3 a	3.1 d
2000+	n/u	n/u	n/s	n/s	**	**	**	n/s	**	**
Total	4.8 c	5.1 d	4.6 b	4.5 b	4.1 a	4.5 b	4.4 b	3.2 c	4.3 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
St. Catharines-Niagara CMA										
Pre 1940	527 a	481 b	563 a	574 a	694 a	672 a	812 b	818 c	629 a	622 a
1940 - 1959	537 a	526 b	612 a	584 a	706 a	694 a	881 c	770 b	656 a	640 a
1960 - 1974	528 a	529 a	668 a	699 a	763 a	810 a	862 a	925 a	733 a	776 a
1975 - 1989	559 a	587 a	702 a	737 a	819 a	848 a	908 a	905 a	780 a	810 a
1990 - 1999	**	**	697 a	718 b	856 b	907 c	**	**	780 a	798 c
2000+	n/u	n/u	n/s	n/s	**	**	**	n/s	**	**
Total	532 a	527 a	663 a	679 a	777 a	804 a	877 a	901 a	734 a	758 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent $(0 \leq cv \leq 2.5)$, b – Very good $(2.5 < cv \leq 5)$, c – Good $(5 < cv \leq 7.5)$

d – Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	**	**	**	**	**	3.6 d	6.8 c	7.8 c
6 to 19 Units	5.4 d	**	5.5 c	5.9 c	4.7 c	5.7 c	**	0.0 d	5.2 b	5.8 b
20 to 49 Units	**	**	2.5 a	3.1 b	3.6 a	4.0 c	5.7 b	4.9 c	3.3 a	3.8 b
50 to 99 Units	**	0.0 c	3.3 b	2.9 b	4.5 a	3.4 c	7.1 a	3.4 d	4.3 a	3.1 c
100+ Units	1.3 a	**	3.1 a	1.5 a	2.3 a	3.5 c	1.1 a	2.3 b	2.4 a	2.6 b
Total	4.8 c	5.1 d	4.6 b	4.5 b	4.1 a	4.5 b	4.4 b	3.2 c	4.3 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
St. Catharines-Niagara CMA										
3 to 5 Units	522 a	464 b	570 a	559 a	655 a	638 a	793 b	761 a	638 a	615 a
6 to 19 Units	514 a	513 a	597 a	608 a	700 a	724 a	804 b	819 b	652 a	674 a
20 to 49 Units	542 b	550 b	688 a	713 a	804 a	819 a	928 a	899 a	767 a	785 a
50 to 99 Units	569 a	602 a	730 a	759 a	852 a	889 a	936 a	980 a	810 a	843 a
100+ Units	576 a	591 a	711 a	755 a	820 a	873 a	923 a	1,022 a	781 a	840 a
Total	532 a	527 a	663 a	679 a	777 a	804 a	877 a	901 a	734 a	758 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
St. Catharines Niagara CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	**	**	3.9 c	6.0 d	2.4 a	4.6 c	1.2 a	3.2 c	8.4 a	**
Zone 2	**	**	4.6 d	4.6 c	3.4 b	4.0 d	9.7 a	5.4 c	0.9 a	3.2 a
St. Catharines (Zones 1-2)	**	**	4.2 c	5.5 c	2.9 a	4.3 c	7.4 a	4.7 c	2.6 a	3.3 b
Zone 3	**	**	**	**	6.9 a	3.3 a	1.7 c	2.6 a	n/u	n/u
Zone 4	**	**	**	3.2 d	4.6 b	6.4 b	2.2 a	1.6 a	n/u	n/u
Niagara Falls (Zones 3-4)	**	**	8.0 c	**	5.3 a	5.5 b	1.9 b	2.2 a	n/u	n/u
Zone 5	**	**	2.8 c	**	4.1 c	2.2 c	0.2 a	**	1.9 a	**
Zone 6	**	3.2 d	6.1 c	5.0 d	0.3 b	1.4 a	**	**	n/u	n/u
Zone 7	4.0 d	0.0 c	**	**	**	**	**	**	n/u	**
St. Catharines-Niagara CMA	**6.8 c**	**7.8 c**	**5.2 b**	**5.8 b**	**3.3 a**	**3.8 b**	**4.3 a**	**3.1 c**	**2.4 a**	**2.6 b**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type St. Catharines Niagara CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
St. Catharines-Niagara CMA										
LT $500	**	**	3.7 d	**	0.0 d	**	**	**	3.2 d	3.5 d
$500 - $599	**	**	6.3 c	**	**	1.2 d	**	**	5.4 c	**
$600 - $699	1.1 d	1.4 d	6.5 b	6.5 c	5.6 c	8.6 c	**	**	5.8 b	7.0 c
$700 - $799	**	**	2.8 b	2.7 a	6.4 b	5.9 b	**	**	5.1 b	4.3 b
$800 - $899	**	n/s	0.8 a	3.8 c	2.8 a	3.0 b	2.6 c	**	2.6 a	3.4 b
$900+	n/s	n/s	**	**	1.7 a	4.2 c	6.0 b	4.1 c	3.3 b	4.6 c
Total	4.8 c	5.1 d	4.6 b	4.5 b	4.1 a	4.5 b	4.4 b	3.2 c	4.3 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	2.5 a	1.9 c	4.1 a	1.3 d	3.5 a	1.5 a
St. Catharines (Zones 1-2)	**	**	n/u	n/u	2.5 a	1.9 c	7.1 a	**	5.8 a	1.2 d
Zone 3	n/u	n/u	**	**	**	**	n/s	**	**	**
Zone 4	n/u	n/u	**	**	**	**	11.0 a	21.2 a	9.7 a	18.9 a
Niagara Falls (Zones 3-4)	n/u	n/u	6.0 a	11.8 a	1.6 a	**	11.0 c	20.0 d	8.1 b	16.0 d
Zone 5	n/u	n/u	**	n/s	**	**	3.7 a	**	3.9 a	**
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	4.2 a	0.0 a
St. Catharines-Niagara CMA	**	**	8.1 a	**	2.0 a	2.3 c	7.0 a	7.7 c	5.8 a	6.5 c

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	782 a	**	883 a	**	842 a	808 a
St. Catharines (Zones 1-2)	**	**	n/u	n/u	782 a	**	851 a	880 a	830 a	839 a
Zone 3	n/u	n/u	**	**	**	**	n/s	**	**	**
Zone 4	n/u	n/u	**	**	**	**	861 a	853 a	822 a	813 a
Niagara Falls (Zones 3-4)	n/u	n/u	620 a	626 a	738 a	751 a	861 b	846 a	806 a	806 a
Zone 5	n/u	n/u	n/s	n/s	**	**	**	778 b	**	765 c
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	850 a	843 a
St. Catharines-Niagara CMA	**	**	620 b	626 b	764 a	766 a	836 a	857 a	811 a	823 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2009 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	2 c	129	2 d	189	5 a	319
St. Catharines (Zones 1-2)	**	**	n/u	n/u	2 c	129	**	274	5 d	404
Zone 3	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	32 a	150	36 a	190
Niagara Falls (Zones 3-4)	n/u	n/u	2 a	17	**	48	32 d	159	36 d	224
Zone 5	n/u	n/u	n/s	n/s	**	**	**	179	**	185
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	0 a	24
St. Catharines-Niagara CMA	**	**	**	17	4 c	196	49 c	642	56 c	857

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	8.5 a	7.4 c	6.6 a	1.3 d	7.3 a	3.7 d
St. Catharines (Zones 1-2)	**	**	n/u	n/u	8.5 a	7.4 c	10.7 a	2.8 c	10.0 a	4.3 d
Zone 3	n/u	n/u	**	**	**	**	n/s	**	**	**
Zone 4	n/u	n/u	**	**	**	**	11.0 a	21.2 a	9.7 a	18.9 a
Niagara Falls (Zones 3-4)	n/u	n/u	6.0 a	11.8 a	3.5 a	**	11.0 c	20.0 d	8.6 b	16.0 d
Zone 5	n/u	n/u	**	n/s	**	**	5.5 a	**	5.6 a	**
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	**	**	**	**	4.2 a	12.5 a
St. Catharines-Niagara CMA	**	**	8.1 a	**	6.1 a	6.4 c	9.0 a	11.1 d	8.3 a	10.1 d

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	2.5 a	**	2.1 a	**	3.5 a	**
St. Catharines (Zones 1-2)	**	**	n/u	n/u	2.5 a	**	0.8 a	**	1.5 a	**
Zone 3	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4	n/u	n/u	**	**	**	**	**	**	**	**
Niagara Falls (Zones 3-4)	n/u	n/u	1.1 a	2.3 a	1.5 a	**	**	**	**	**
Zone 5	n/u	n/u	**	**	**	**	**	**	**	**
Zone 6	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 7	n/u	n/u	n/u	n/u	n/u	**	n/u	**	n/u	-0.8 a
St. Catharines-Niagara CMA	**	**	**	**	1.6 a	**	4.2 d	**	4.2 d	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	**	**	4.6 c	5.5 c	5.3 c	5.7 c	7.6 c	**	5.2 c	5.4 b
Zone 2	6.9 c	8.8 b	4.3 b	3.3 b	4.7 a	5.0 b	4.6 a	3.2 c	4.6 a	4.3 b
St. Catharines (Zones 1-2)	6.5 c	5.6 d	4.4 b	4.4 b	4.9 a	5.2 b	5.3 b	3.3 c	4.8 a	4.7 b
Zone 3	**	**	**	7.3 c	5.0 c	6.7 c	**	**	5.8 c	6.7 c
Zone 4	0.0 c	**	3.8 b	7.5 b	3.7 b	4.7 b	9.6 b	12.3 d	4.8 b	6.7 b
Niagara Falls (Zones 3-4)	**	**	6.1 c	7.4 c	4.4 b	5.8 b	10.7 c	10.9 d	5.4 b	6.7 b
Zone 5	0.0 d	**	3.5 c	**	2.4 b	**	1.6 c	3.9 d	2.6 a	3.0 c
Zone 6	**	0.0 d	6.1 c	4.1 d	2.3 b	2.5 b	3.5 d	4.0 d	3.9 c	3.1 c
Zone 7	**	**	1.0 a	0.0 d	3.9 d	0.8 d	**	0.0 d	2.9 b	0.4 b
St. Catharines-Niagara CMA	**4.7 c**	**5.1 d**	**4.6 b**	**4.5 b**	**4.1 a**	**4.5 b**	**5.2 b**	**4.8 b**	**4.4 a**	**4.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	538 a	501 b	666 a	681 a	798 a	820 a	841 a	949 a	724 a	749 a
Zone 2	554 a	593 a	710 a	731 a	829 a	862 a	949 a	967 a	798 a	824 a
St. Catharines (Zones 1-2)	545 a	549 a	687 a	706 a	818 a	847 a	923 a	963 a	767 a	794 a
Zone 3	526 a	495 b	667 a	661 a	774 a	787 a	846 b	866 b	725 a	734 a
Zone 4	573 a	546 b	701 a	710 a	779 a	782 a	858 a	839 a	773 a	774 a
Niagara Falls (Zones 3-4)	532 a	508 b	679 a	676 a	776 a	785 a	856 a	843 a	746 a	751 a
Zone 5	481 b	487 c	617 a	638 a	717 a	760 a	759 a	793 a	685 a	716 a
Zone 6	502 a	486 b	598 a	613 a	724 a	735 a	880 b	866 a	685 a	708 a
Zone 7	**	**	600 a	621 a	698 a	757 a	829 a	851 a	666 a	703 a
St. Catharines-Niagara CMA	**532 a**	**527 a**	**663 a**	**679 a**	**776 a**	**803 a**	**865 a**	**887 a**	**737 a**	**760 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2009 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	**	157	82 c	1,480	79 c	1,390	**	186	173 b	3,213
Zone 2	11 b	129	56 b	1,672	130 b	2,613	21 c	651	219 b	5,065
St. Catharines (Zones 1-2)	16 d	286	138 b	3,152	210 b	4,003	28 c	837	391 b	8,278
Zone 3	**	73	52 c	717	74 c	1,097	**	43	129 c	1,930
Zone 4	**	23	24 b	319	43 b	909	34 d	277	103 b	1,528
Niagara Falls (Zones 3-4)	**	96	76 c	1,036	117 b	2,006	35 d	320	232 b	3,458
Zone 5	**	98	**	957	**	1,323	22 d	564	88 c	2,942
Zone 6	0 d	19	20 d	485	22 b	881	4 d	112	47 c	1,497
Zone 7	**	**	0 d	259	3 d	304	0 d	42	3 b	609
St. Catharines-Niagara CMA	**26 d**	**502**	**266 b**	**5,889**	**379 b**	**8,518**	**89 b**	**1,875**	**760 a**	**16,784**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09	Oct-08	Oct-09
Zone 1	**	**	8.4 b	6.9 c	7.3 b	6.8 b	10.9 d	**	8.2 b	6.7 b
Zone 2	8.8 c	14.7 c	6.6 b	6.5 a	8.0 a	7.9 a	7.0 a	3.9 c	7.4 a	7.1 a
St. Catharines (Zones 1-2)	9.8 c	**	7.5 b	6.7 b	7.7 a	7.5 a	7.9 a	4.5 c	7.7 a	7.0 a
Zone 3	**	**	**	8.2 c	7.4 c	7.6 b	**	4.6 d	8.1 b	7.5 b
Zone 4	0.0 c	**	5.4 b	8.7 b	5.7 b	6.0 b	11.2 c	13.4 d	6.6 a	8.0 b
Niagara Falls (Zones 3-4)	**	**	7.8 c	8.4 b	6.6 b	6.9 b	12.1 c	12.2 d	7.4 b	7.7 b
Zone 5	0.0 d	**	4.8 c	**	5.3 c	3.4 d	4.5 d	**	4.9 b	5.3 c
Zone 6	**	**	8.1 c	5.2 c	3.7 c	4.0 b	3.5 d	5.1 d	5.4 b	4.5 b
Zone 7	**	**	2.6 c	2.4 c	6.2 c	4.0 c	**	12.3 d	4.7 b	3.9 c
St. Catharines-Niagara CMA	**7.3 c**	**7.6 c**	**7.0 a**	**6.6 b**	**6.6 a**	**6.2 a**	**7.5 a**	**6.9 b**	**6.8 a**	**6.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
St. Catharines Niagara CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09	Oct-07 to Oct-08	Oct-08 to Oct-09
Zone 1	4.0 d	**	2.2 b	2.2 c	2.3 c	1.6 c	**	**	2.1 b	1.6 c
Zone 2	1.6 b	5.1 c	1.7 a	2.6 b	2.0 a	2.8 c	3.3 c	4.7 d	1.5 c	3.1 d
St. Catharines (Zones 1-2)	2.3 c	4.0 d	1.9 a	2.4 b	2.1 a	2.3 b	3.1 b	3.9 d	1.7 b	2.5 c
Zone 3	**	**	3.0 c	2.5 c	2.7 b	1.2 a	**	**	2.5 b	1.4 a
Zone 4	**	**	4.4 b	++	2.8 b	++	**	**	3.7 d	0.5 b
Niagara Falls (Zones 3-4)	++	++	3.6 c	1.7 c	2.7 a	0.9 a	**	++	3.0 c	1.0 a
Zone 5	**	**	1.9 b	**	1.7 b	3.1 d	++	3.3 d	1.5 b	3.0 c
Zone 6	**	**	2.2 b	2.1 c	1.8 b	2.2 b	2.3 c	1.1 a	1.4 a	2.2 b
Zone 7	**	**	**	**	++	2.0 a	**	**	++	1.4 a
St. Catharines-Niagara CMA	**2.0 c**	**2.6 c**	**2.2 a**	**2.2 b**	**2.1 a**	**2.1 b**	**2.1 b**	**2.9 c**	**1.9 a**	**2.2 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in 2008 vs. $550 in 2009 represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the 2008 and 2009 Fall Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2009, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007, 2008 and 2009.

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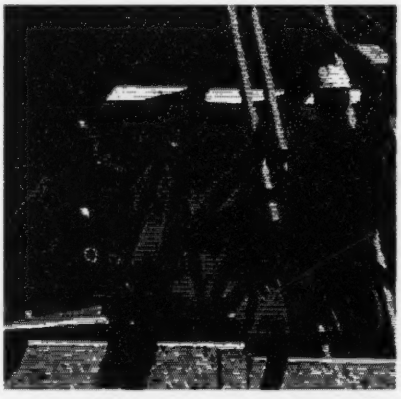

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